



REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: SEPTEMBER 10, 2018

FROM: Planning Services Department

DATE: August 20, 2018

SUBJECT: Statutory Public Meeting and Recommendation Report, Draft Plan of Condominium (Vacant Land), Matam Holdings Inc. (Mattamy Development Company), 1388 Dundas Street West, File No.: 24CDM-18003/1424

LOCATION: Southeast Corner of Dundas Street West and Proudfoot Trail

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RECOMMENDATION:

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Vacant Land Condominium (24CDM-18003/1424) submitted by Matam Holdings Inc., prepared by Korsiak Urban Planning, dated revised August 17, 2018, subject to the conditions contained in Appendix 'A' of the report dated August 20, 2018, from the Planning Services department.

KEY FACTS:

The following are key points for consideration with respect to this report:

Location:

The site is located on the southeast corner of Dundas Street West and Proudfoot Trail and is municipally known as 1388 Dundas Street West.

Proposal:

Matam Holdings Inc. has submitted a Draft Plan of Vacant Land Condominium related to the development of the site for 16 single detached dwelling units on a private condominium road.

The previous approval for this development (File No.: 24CDM-07012/1424) lapsed in August 2017. The purpose of this application is to seek re-approval of the same development as Council had approved in June 2012. No change to use, type of dwellings or number of units is proposed. The draft plan reflects a slight shift to the section of roadway just north of Scotch Pine Drive from the previously approved plan.

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Timing:

As the application is for a draft plan of vacant land condominium, it is not subject to the changes to appeal rights under the recent amendments to the *Planning Act*.

EXECUTIVE SUMMARY:

The purpose of this report is to provide a full staff review of the application and a recommendation on the proposed Draft Plan of Vacant Land Condominium for 1388 Dundas Street West.

Policy Context:

The proposal is consistent with the Provincial Policy Statement 2014, conforms to all applicable Provincial plans, the Region of Halton Official Plan and the Livable Oakville Official Plan as it promotes development within settlement areas, reflects suitable intensification of underutilized lands, utilizes existing infrastructure, aids in achieving minimum intensification targets and conforms to the Regional and Town Official Plans.

Staff are recommending approval of this Draft Plan of Vacant Land Condominium.

BACKGROUND:

Chronology

The site was the subject of extensive public consultation processes as part of the Livable Oakville Plan process and as part of this site's previous development application process. Approval was granted for a Zoning By-law Amendment and Draft Plan of Vacant Land Condominium in June 2012. That condominium approval lapsed in August 2017. On June 11, 2018, Council approved a town-initiated housekeeping zoning by-law amendment for the subject lands to re-introduce zoning regulations and mapping as per the original June 2012 Council approval but in the context of By-law 2014-014.

A Vacant Land Condominium allows a developer to register parcels of land as condominium units without the need for buildings. The units would then consist of the land and uses permitted under the in-effect zoning. The common elements will usually be the roads sewers, water systems, etc.

- 16 lots for detached dwelling units. Lots 1 to 10 will showcase dwelling units as model homes proposed north of Dundas Street.
- Ultimate access to the lots will be from a private roadway connected to Scotch Pine Drive. There will be no access onto Dundas Street West or Proudfoot Trail.
- A slight shift (1.35 metres) to the section of roadway just north of Scotch Pine Drive from the previously approved plan.
- Blocks 18, 19 and 20, situated along Dundas Street West and Proudfoot Trail, are to be conveyed to Town.
- Block 21, being the road widening along Dundas Street West, is to be conveyed to Region.
- All dwellings are proposed to face towards the internal road. With this unit orientation, noise attenuation is required along Dundas Street West and Proudfoot Trail. This noise attenuation is proposed in the form of berming and/or noise attenuation fencing. A proposed berm would be located half on the proposed Lots 11- 14 and half onto the proposed Block 19 along Dundas Street West with the noise barrier on top of the berm. A noise barrier only is also proposed for lots 1 - 4, 10 and 15 - 16.

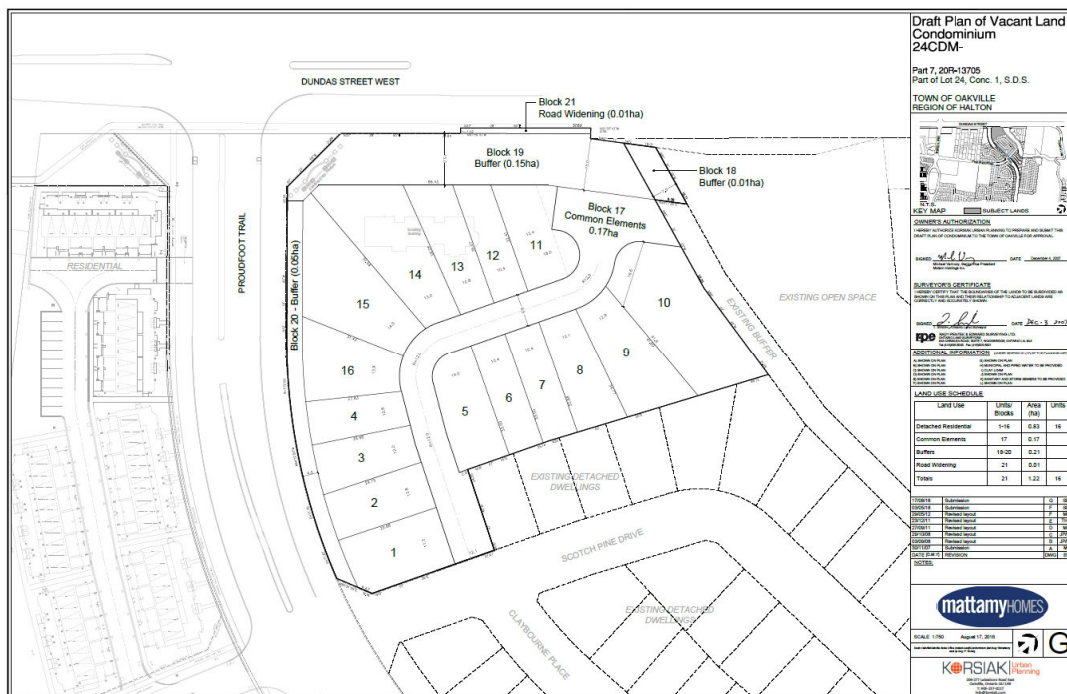
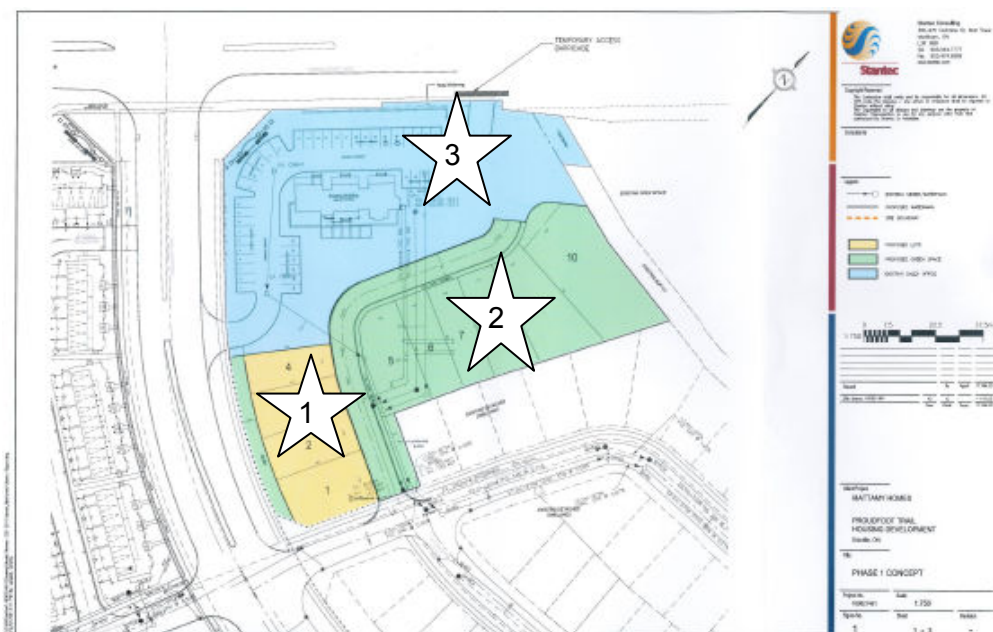


Figure 1 –

- Phase 1 – Lots 1 to 4, which contain four single detached dwellings as model homes and back onto Proudfoot Trail, were built upon in 2012/3. These models showcase homes for Mattamy's development in north Oakville. The homes are considered 'dry' units (no water or sanitary services). The existing sales centre and parking area are to continue to operate. The existing services to the sales centre from Scotch Pine Drive will continue to operate.

Temporary access will continue from Proudfoot Trail and Dundas Street West.



- Phase 2 – Lots 5 to 10 (6 additional detached dwellings as model homes) are yet to be constructed. These model homes will showcase additional homes in Mattamy's future developments north of Dundas Street. The existing sales centre and parking will continue to operate. The existing services to the sales centre will be relocated under the new roadway with laterals to the final 6 units.

Again, temporary access to the site will continue from Proudfoot Trail with access to Dundas Street while the sales centre continues to operate. There will be no access provided from Scotch Pine Drive.

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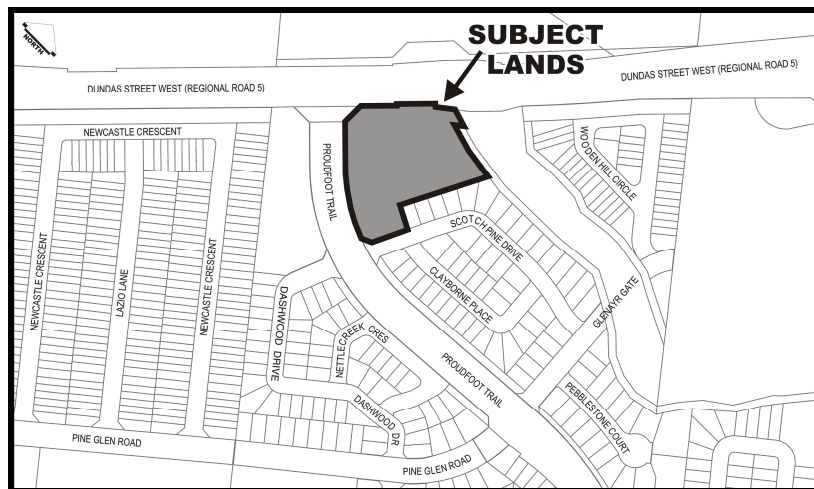
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- Phase 3 – Ultimate Development. The sales centre and parking area will be removed to facilitate the development of the final six (6) single detached dwellings. Blocks 18, 19, 20 and 21 are to be conveyed to Region and/or Town at the time of registration of the condominium and removal of sales centre/parking area.

Access to Proudfoot Trail and Dundas Street West will be removed and the connection to Scotch Pine Drive completed. The hammerhead at the end of the internal roadway will be constructed to facilitate emergency vehicle turnarounds. Servicing and noise attenuation barriers will be completed.

Site Description

The subject land is located at 1388 Dundas Street West and is bounded by Dundas Street, Proudfoot Trail, Scotch Pine Drive and a tributary of the Sixteen Mile Creek (see below). The subject land is generally irregular in shape and has an approximate area of 1.22 ha, with approximate frontages of 72 m along Dundas Street West, 100 m along Proudfoot Trail and 37 m on Scotch Pine Drive.



NTS

Currently, the Mattamy sales office and associated parking are located within the northwest portion of the site. Four model homes exist on lots 1 to 4 backing onto Proudfoot Trail.

Surrounding Land Uses

The subject lands are generally located in an area consisting of low and medium density residential development and are further described below:

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North - Regional Road 5 (Dundas Street West) and land designated for Employment purposes within the New Communities of Oakville (North Oakville West Secondary Plan).

East - Tributary of the Sixteen Mile Creek and townhouse development

South - Residential development consisting of single detached dwellings.

West - Proudfoot Trail and stacked townhouse residential development

POLICY FRAMEWORK

POLICY FRAMEWORK:

The property is subject to the following policy and regulatory framework:

- 2014 Provincial Policy Statement;
- 2017 Growth Plan for the Greater Golden Horseshoe;
- Halton Region Official Plan;
- Livable Oakville Plan; and,
- Zoning By-law 2014-014.

2014 Provincial Policy Statement

The 2014 PPS is intended to promote a policy led system, which recognizes that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by promoting a compact development form.

The subject lands are located within a settlement area, which are to be the focus of growth and development (policy 1.1.3.1). The PPS states that land use patterns within settlement area shall be based in part on providing a range of uses and opportunities for intensification and redevelopment (policy 1.1.3.2). Intensification is one of the ways planning authorities are to provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents (policy 1.4.3).

With respect to intensification, the PPS states:

“1.1.3.3 - That planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

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“1.1.3.4 - Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.”

In accordance with section 3 of the *Planning Act*, all planning decisions must be consistent with the PPS.

2017 Growth Plan for the Greater Golden Horseshoe

On May 18, 2017, the 2017 Growth Plan for the Greater Golden Horseshoe (hereinafter ‘Growth Plan’) was released and it came into effect on July 1, 2017, replacing the 2006 Growth Plan for the Greater Golden Horseshoe. The Growth Plan is a long-term plan that works together with the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (policy 2.2.1). The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores, services, and public service facilities; improve social equity and overall quality of life; provide a diverse range and mix of housing options; expand convenient access to transportation options, public service facilities, accessible open space and healthy local, affordable food options; ensure development of high quality compact built form; mitigate and adapt to climate change impacts, and integrate green infrastructure and low impact development (policy 2.2.1.4 a-g).

Policy 2.2.2.1 directs that a minimum of 60% of all residential development occurring annually will be within the delineated built-up area. Policy 2.2.2.4 provides that all municipalities develop a strategy to achieve the minimum intensification target throughout the delineated built-up areas. The subject lands are considered within a built-up area of Oakville in accordance with the Growth Plan, where growth is intended to be accommodated through intensification, subject to policies developed by local municipalities based on local conditions.

All decisions made on or after July 1, 2017 in respect of the exercise of any authority that affects a planning matter are required to conform to the 2017 Growth Plan.

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Region of Halton Official Plan

The OMB has issued a series of decisions regarding the partial approval of ROPA 38 to the Halton Region Official Plan (hereinafter 'Halton Plan'). The policies of ROPA 38 to the Halton Plan are in force with the exception of site-specific and policy-specific matters unrelated to this application.

The site is designated Urban Area according to the Halton Plan. The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities". One of the objectives of the Urban Area (Policy 72(1)) is to "accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently". The range of permitted uses and the creation of new lots in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies of the Regional Plan.

Livable Oakville

Urban Structure:

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10, 2011 and is currently undergoing a 5-year Official Plan Review to ensure the policies are consistent with the latest Provincial and Regional policies, support the Town's strategic goals, and reflect the visions and needs of the community.

Schedule A1, Urban Structure, of the Livable Oakville Plan provides the basic structural elements for the Town. On September 27, 2017, Council adopted Official Plan Amendment 15 (OPA 15) to the Livable Oakville Plan, which confirms the Town's existing urban structure in terms of nodes (growth areas) and corridors. OPA 15 was approved by Halton Region on April 26, 2018. The subject lands are located within the identified Residential Area. No changes arise from OPA 15.

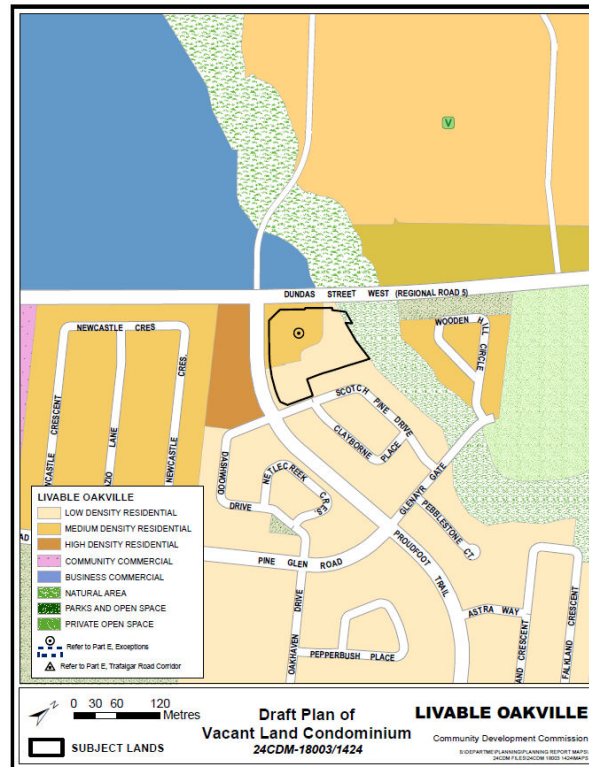
Land Use Policies

The subject property is shown on *Schedule H – West Land Use* and is designated as *Medium Density Residential* with a Special Exception and *Low Density Residential*.

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The site is subject to the following policies within the Livable Oakville Plan:

“Section 27.3.6

On the lands designated Medium Density Residential on the east side of Proudfoot Trail south of Dundas Street West, a density between 13 and 57 units per site hectare may be permitted. Low density residential uses may also be permitted on the lands in accordance with Section 11.2. The lands may also be used for a temporary model home sales office and for model homes.”

Section 11.2 Low Density Residential

“11.2.1 Permitted Uses

The Low Density Residential land use designation may permit a range of low density housing types including detached dwellings, semi-detached dwellings and duplexes.

11.2.2 - A density of up to 29 dwelling units per site hectare may be permitted in areas designated Residential Low Density.”

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The following are policy excerpts from the Livable Oakville Plan related to the review of this development application.

2.2 Guiding Principles

“2.2.1 Preserving and creating a livable community in order to:

- a) preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods; and, ...”*

“4.3 Residential Intensification Outside of the Growth Areas

It is the policy of the Plan that the key focus for development and redevelopment to accommodate intensification will be the locations identified as Growth Areas. Lands outside of Growth Areas are predominantly stable residential communities which consist of established neighbourhoods. While the Plan encourages intensification generally throughout the built-up area, it also recognizes that some growth and change may occur in these areas provided the character of the areas is preserved and the overall urban structure of the Town is upheld. Intensification outside of the Growth Areas including additional intensification opportunities such as infill, redevelopment and greyfield and brownfield sites, will be considered in the context of this Plan.”

Intensification Policies

Part D, Section 11.1.8 a) and b) of the Livable Oakville Plan enables the town to consider application for intensification in stable residential neighbourhoods as set out below:

“11.1.8 Intensification within the stable residential communities shall be provided as follows:

- a) Within stable residential communities, on lands designated Low Density Residential, the construction of a new dwelling on an existing vacant lot, land division, and/or the conversion of an existing building into one or more units, may be considered where it is compatible with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 11.1.9 and all other applicable policies of this Plan;*
- b) Within the stable residential communities, on lands designated Low Density Residential, there may also be sites at the intersection of arterial and/or collector roads, or sites with existing non-residential uses, that*

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have sufficient frontage and depth to accommodate appropriate intensification through development approvals. Intensification of these sites may occur with Low Density Residential uses in accordance with section 11.1.9 and all other applicable policies of this Plan...

- c) *Within the stable residential communities, on lands designated Medium Density Residential and High Density Residential, there may be underutilized lands on which additional development may be appropriate. Intensification of these lands may occur within the existing density permissions for the lands and may be considered subject to the requirements of section 11.1.9 and all other applicable policies of this Plan."*

The policy criteria within Section 11.1.9 for evaluating development applications within all stable residential communities is as follow.

"11.1.9 Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:

- a) *The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.*
- b) *Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.*
- c) *Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.*
- d) *Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.*
- e) *Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.*
- f) *Surface parking shall be minimized on the site.*
- g) *A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street*

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grid network designed for pedestrian and cyclist access.

- h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.*
- i) The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.*
- j) Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.*
- k) The transportation system should adequately accommodate anticipated traffic volumes.*
- l) Utilities shall be adequate to provide an appropriate level of service for new and existing residents.”*

Urban Design Policies

Part C, Section 6 of the Livable Oakville Plan contains objectives and policies pertaining to urban design that must be considered as part of this application review. These include policies related to such matters as the compatibility with the existing community, built form, access and circulation.

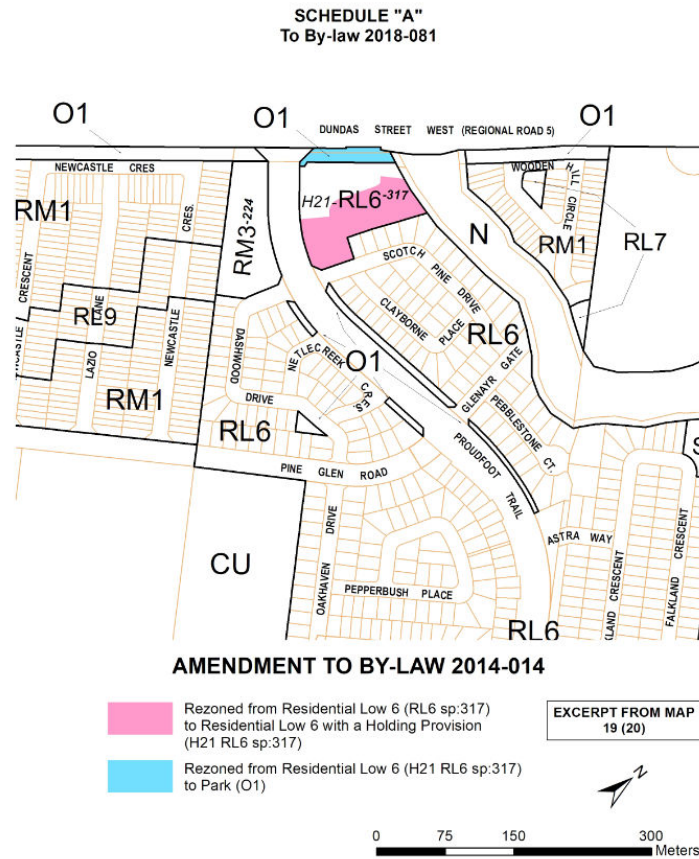
Zoning By-law 2014-014

The subject property is currently zoned H21 – RL6 Special Provision 317. Council on June 11, 2018 approved a town-initiated housekeeping amendment (By-law 2010-081) to reintroduce zoning regulations and mapping associated with Council’s previous approval dated June 2012. An excerpt of the by-law mapping is shown below.

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PLANNING ANALYSIS:

Consistency with Provincial Policy Statement 2014 (PPS):

The PPS 2014 encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by providing a compact development form. In doing this, the PPS recognizes that healthy, liveable and safe communities are sustained by, among other matters, accommodating an appropriate range and mix of residential uses. The proposed condominium is consistent with the PPS 2014, as a range and mix of residential uses are currently permitted within settlement areas and allows for the coordination of development with existing and proposed infrastructure. The development of the property within the larger context of the surrounding residential neighbourhood continues to provide for an increased range of housing choice with the ultimate development scenario.

No change of use, increase in density, servicing or overall development principles from the original June 2012 approval are being contemplated.

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Conformity with Growth Plan:

The Growth Plan provides policies for where and how to grow, directing population and employment growth to areas with delineated built boundaries on full municipal services. The subject lands are considered to be within a built-up area of Oakville in accordance with the Growth Plan, where growth is intended to be accommodated through intensification, subject to policies developed by local municipalities based on local conditions, including a strategy which will encourage intensification generally to achieve the desired urban structure. The proposed condominium is in conformity with the Growth Plan, and therefore does not conflict with the Growth Plan, as it continues to allow for suitable intensification of underutilized lands in accordance with the Town's established urban structure and local conditions and will utilize existing municipal infrastructure.

No changes are being proposed to the site's development, both in the interim and ultimate scenarios, from the original June 2012 approval are being contemplated.

Conformity with the Regional Official Plan:

The subject lands are designated Urban Area and located within the Built Boundary as identified within the 2009 Regional Official Plan. The policies of the Urban Area designation support residential intensification and the development of vibrant and complete communities which afford maximum choices for residence, work and leisure. Regional staff were supportive of the original by-law (By-law 2012-044), the 2012 associated draft plan of vacant land condominium and amending by-law (By-law 2012-079).

Regional staff in a letter dated August 23, 2018 have stated the following and have provided conditions for draft plan approval.

"It is the opinion of Regional Planning staff that the subject applications are consistent with the Provincial Policy Statement (2014) and are in conformity with the Growth Plan (2017) and the Halton Region Official Plan (2009)."

Conformity with Livable Oakville Plan

Physical Context

The subject land is approximately 1.22 ha in area, with approximate frontages of 72 m along Dundas Street West, 100 m along Proudfoot Trail and 37 m on Scotch Pine Drive.

Existing access point is from Proudfoot Trail and Dundas Street West. The new condominium roadway will be from Scotch Pine Drive.

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Existing Character

The evaluation of the proposed development includes an assessment of the physical context and character of the surrounding neighbourhood. Within this area, land use, built form, lot configuration and overall development pattern were examined.

The existing neighbourhood contains detached homes to the south of the site of Scotch Pine Drive and four storey stacked townhouses across Proudfoot Trail.

The proposed application for 16 detached units is in keeping with the residential character of the existing neighbourhood.

Use and Density

The subject lands are designated *Medium Density Residential* and *Low Density Residential* and are located within a stable residential area. These designations permit detached dwellings units up to a maximum density of 57 units per site hectare. The proposed draft plan has a net density of 16 upha. The draft plan reflects lots for detached dwelling units only. The proposal conforms to the use and density requirements of the Livable Oakville Plan.

Intensification

The proposal has been reviewed in relation to the Guiding Principles (Sec 2.2) and Residential Intensification policies (Section 4.3) referenced above and has been deemed to conform the Livable Oakville Plan, as the lots being created are similar in lot size and frontage to that of the neighbourhood area and the proposed built form is detached dwellings; all of which aid in preserving, enhancing, and protecting the character of the neighbourhood.

These lands are also subject to the policies of Part D, Section 11 – Residential, including Section 11.1.8 and 11.1.9 that govern intensification within stable residential communities.

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Section 11.1.8

Section 11.1.8 of the Livable Oakville Plan defines the circumstances whereby lands within stable residential communities may be considered appropriate for intensification.

Section 11.1.8 (a) recognizes that lands designated *Low Density Residential* having the opportunity to be severed through a land division process, may be considered appropriate intensification sites, given that such intensification is compatible with the lot area and frontage of the surrounding area, and conforms to the policies of Section 11.1.9.

Similarly, Section 11.1.8 (b) recognizes “sites with existing non-residential uses ...” may be considered appropriate intensification sites, given that such intensification has sufficient frontage and depth, and conforms to the policies of Section 11.1.9. The proposed intensification of the subject land would be implemented through the Draft Plan of Condominium (Vacant Land) process.

Also, Section 11.1.8 (c) recognizes “lands designated *Medium Density Residential* ...” may be considered appropriate intensification sites within existing density permissions, and conforms to the policies of Section 11.1.9. *Section 27.3.6* provides permission for low density uses such as detached dwellings.

The proposed intensification of the subject land is being implemented through the Draft Plan of Condominium (Vacant Land) process. On this basis, the proposal can be further evaluated in the context of Section 11.1.9 of the Livable Oakville Plan, which defines the specific criteria to ensure that the existing character of the neighbourhood is being both maintained and protected.

Section 11.1.9 - Neighbourhood Character

The following is an analysis of the Section 11.1.9 criteria.

“11.1.9 Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:

“a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood”.

Compatible is defined in Part F of the Livable Oakville Plan as:

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“Compatible means development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without adverse impact.”

The proposed development comprises of two storey detached dwellings. The proposed scale, height, massing and architectural character would be considered to be compatible with the surrounding neighbourhood. The zoning for the site has been in place since June 2012 with the original development approval for this site.

“b) Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.”

The development of the site as proposed by the condominium implements the applicable zoning that has been in place since June 2012 and updated in 2018.

“c) Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.”

This evaluation criterion is not applicable.

“d) Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.”

The proposed lotting pattern is considered to be compatible with the predominant lotting pattern of the surrounding neighbourhood.

“e) Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.”

All services including water and wastewater for the proposed lots shall be extended from Scotch Pine Drive.

“f) Surface parking shall be minimized on the site.”

Parking will be provided within the proposed garages and driveways for the detached dwellings.

“g) A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.”

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Consideration in the design of the subdivision has been given to pedestrian and cyclist access. A sidewalk is proposed on the internal street and will be connected to the public system.

“h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.”

No negative impacts are anticipated on adjacent properties as a result of this proposed development. Standard engineering practices during the engineering review stage will be used to mitigate drainage from this site impacting abutting properties or valley system. Conditions of approval have been provided by Halton Region, Conservation Halton and the Town's Development Engineering Department related to these matters.

As mentioned above, noise attenuation barriers are required for a number of the lots. Berming and walls exist along Dundas Street West. The proposed barriers on this site are to be located a minimum of 0.3 metres from the property limit on private property and shall be owned and maintained by the condominium corporation. Staff have coordinated with Halton Region and the applicant on this approach and all are agreeable. In addition, site plan approval is required for lots 11 to 16. The noise barrier matter can be further refined at that time. To ensure that future owners are advised of this matter, conditions have been included in Appendix A related to the inclusion of clauses within the condominium agreement, the condominium declaration and future purchase and sale agreements.

“i) The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.”

Not applicable

“j) Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.”

Access to various amenities is being maintained. As an example, transit facility is located on Proudfoot Trail.

“k) The transportation system should adequately accommodate anticipated traffic volumes.”

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Traffic generated by this development can be accommodated on the existing road network. Staff have reviewed the updated Traffic Impact Study dated April 18, 2018 and deemed the study satisfactory.

"I) Utilities shall be adequate to provide an appropriate level of service for new and existing residents."

All required utilities shall be provided to this development.

The development was evaluated in accordance with the applicable policies of Section 11.1.9 and determined to maintain and protect the character of the existing neighbourhood and maintains the town's urban structure.

CONCLUSION:

The Planning Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed.

Staff is satisfied that the proposed draft plan of vacant land condominium is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2017) and the Halton Region Official Plan. Further, the applications are consistent with the principles and overall policy direction of the Livable Oakville Official Plan. Staff recommends approval of draft plan of vacant land condominium (File No.: 24CDM-18003/1424), subject to the conditions in Appendix A, as the following requirements have been satisfied:

- The proposed development provides an appropriate and compatible form of intensification within a stable residential community.
- Comments from the public were appropriately addressed as part of the previous June 2012 process. At the time of writing this report, no comments have been received related to this present application.
- A full circulation has been undertaken and there are no outstanding planning issues to be resolved.

Staff recommends approval of the application on the basis that the proposal is:

- consistent with the PPS,
- conforms with the Growth Plan, Halton's Official Plan and the Livable Oakville Plan,
- represents good planning; and,
- is in the public interest.

From: Planning Services Department

Date: August 20, 2018

Subject: Statutory Public Meeting and Recommendation Report, Draft Plan of Condominium (Vacant Land), Matam Holdings Inc. (Mattamy Development Company), 1388 Dundas Street West, File No.: 24CDM-18003/1424

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CONSIDERATIONS:

(A) PUBLIC

No Public Information Meeting was held on this matter as the principle of the application is the re-approval of a previous Council approved but lapsed draft plan of vacant land condominium from June 2012. Notice of this meeting was sent out on August 17, 2018 (more than 20 days prior to this meeting date) and identified on the site sign.

One comment was received at the previous town-initiated zoning by-law amendment process from Antonella Ronca dated June 8, 2018 opposing the plan due to disruption to the neighbourhood. No public comments have been received on this latter planning process. The application reflects 16 detached dwellings, not a high rise building and a lotting pattern similar to that of the existing neighbourhood. The proposal is at the lower density of the range permitted by the Livable Oakville Plan.

(B) FINANCIAL

Town works required to be constructed as a condition of this development and are eligible for DC funding shall be reimbursed in the year that the work is approved in the Town's Capital Budget. Cash in lieu of parkland and development charges applicable to the development will be determined at the rates and values in effect/determined prior to the issuance of the building permits.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Town Departments have been consulted in the review of this draft plan of subdivision.

Requested conditions of draft approval from the various agencies such as Halton Region and Conservation Halton have been included into Appendix A.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be the most livable town in Canada

From: Planning Services Department

Date: August 20, 2018

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(E) COMMUNITY SUSTAINABILITY

The proposal complies with the sustainability objectives of Livable Oakville.

APPENDICES:

Appendix A - Conditions of Draft Approval

Prepared by:

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Recommended by:

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Manager,

Current Planning – West District

Submitted by:

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Director, Planning Services